



## **Town Board Meeting of September 20, 2016 East Hampton, New York**

### **I. Call to Order**

10:00 AM Meeting called to order on September 20, 2016 at Town Hall Meeting Room, 159 Pantigo Road, East Hampton, NY.

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Kathee Burke-Gonzalez	Town of East Hampton	Councilwoman	Present	
Peter Van Scoyoc	Town of East Hampton	Councilman	Present	
Sylvia Overby	Town of East Hampton	Councilwoman	Absent	
Fred Overton	Town of East Hampton	Councilman	Present	
Larry Cantwell	Town of East Hampton	Supervisor	Present	
Carole A. Brennan	Town of East Hampton	Town Clerk	Present	
Michael Sendlenski	Town of East Hampton	Town Attorney	Present	

### **II. Public Portion**

Martin Drew spoke about the proposed town hall project. He spoke about his law suit regarding the naming of Springs or The Springs. He believes that the hamlet is named Springs as is on the Town Seal as Springs since 1957.

### **III. Topics**

#### **A. *Town Hall Campus - Peter Gumpel, Joe Catropa***

Alex Walters spoke about the proposal for a new Town Hall campus. He states that they have been looking at this since 2014. He went through the history of the project to date. The committee has been looking at the plans since July of 2015 after a RFP was awarded.

Peter Gumpel, an architect, member of the ARB, and a member of the committee looking into this proposal spoke on the proposed campus building. The overall plan is to consolidate most of the town departments onto one campus. He spoke on the needs for a new town hall. We stressed the point of having all the departments together. That also will help with the communications between departments. This will also improve our telecommunications system. We need to encourage the next generation of workers. He spoke about costs and some of the ways to reduce future costs. We have the opportunity to have a facility that the public will be proud of. There was no economic sense to keeping and gutting the old building. A new structure will create a model for sustainability including energy

conservation, power generation, water conservation and retention, waste recycling and minimize environmental impacts. This will save money over the long term with reduced maintenance and utility usage.

Joe Catropa, LK McLean Associates spoke on the costs of the project. He also spoke about the square footage of the building itself and each individual section of the building. The building will be a one story wood frame barn style building. He spoke about the demolition of the old building. He spoke also about the Baker House and the Peach House. The Baker House is almost complete and the Peach House would have to be redone to make it useable. He spoke about parking and pedestrian flow aspects of the project. He states that the overall cost for a complete project will be approximately \$8.5 million dollars.

Larry Cantwell spoke on the project. He states that the condos at 300 Pantigo will be sold. He also states that the Town could be eligible for grants towards the project.

Fred Overton spoke about the fact that this concept has been in the making since the 1990's.

Kathee and Peter both spoke about efficiency and consolidation issues with having everyone on one campus.

Elaine Jones spoke about the 1990 proposal of 8 million dollars.

Martin Drew says that this is all "Status Quo".

Joe Catropa says that the need for a one stop campus is necessary everywhere.

***B. Enhanced Purchase of Development Rights Easements - Scott Wilson, Alex Balsam, Tim Brenneman, Kim Quarty***

Kim Quarty, Peconic Land Trust spoke on the Enhanced Purchase of Development Rights Easements project. Kim spoke on the need for this type of preservation for agricultural needs. This will make sure the farmland is kept for that need.

Alex Balsam a local farmer in the area. He states that they are now finding that development rights on a piece of property may not be the correct approach. He spoke about the importance and need to keep local farming in our area. He spoke about the language to be used including restrictions within the easement. Each classification would be on a case by case basis. He spoke on why this needs to be done now. If we don't act soon we will see large homes on these farmlands.

Tim Brenneman, President of the EH Preservation Fund Advisory Board for at least 10 years spoke on the importance of this enhancement. He spoke on the success of the CPF Program over the years. He states that large lawns are currently replacing active farmlands. The Town of Southampton currently has this program and has purchased at least on property with it. This will give us the opportunity to build on an already successful program. All the ins and outs of the program would have to be worked out.

Larry Cantwell asked why not the Town just outright purchase the property and lease to the farmers. Alex states that farmers can do much more on their own land then on lease land. Other town board members spoke about past and future purchases and preservations. John Halsey, the president of the Peconic Land Trust states that Southampton Town has protected many acres as have they and both continue to learn and purchase more properties. He states that developers, equestrian users, nursery stock business, etc. are able to pay more for land then the food farmer can.

Pat spoke about her concerns with the barns. She is offended by the non use of horse farming as an option. Also chicken, etc. farming should be allowed.

Elaine Jones states that the Agricultural committee has not met in many months. She read an article in the paper regarding Southampton Town's policy. Town Board needs to be wise her. We also have a soil problem here and that needs to be looked at.

Zachary Cohen thinks that this is a large project and must be vetted fully. He spoke on some of the things that the Town can and cannot do with CPF Funds. A good discussion amongst many persons will help get this underway in the proper manner.

Martin Drew gave his views on the subject.

Billy Babinski a Wainscott Farmer states that it would have to be on a case to case basis. Many farmlands were created during sub-divisions. The price now has sky rocketed. Keeping the character of the community is so very important.

### **C. *New Website Launch - Bob Pease, Nicole Ficeto, Charlene Kagel-Betts***

Nicole Ficeto discussed the new website for the Town Board. She believes the website design is more user friendly to members of the public. She highlighted the alert center which will notify the public about the new Town Code changes. She went through individual screens that will be helpful to the public. She explained the calendars, maps, notifications, etc. that are available.

### **D. *Status of Airport Projects - Jemille Charlton***

Jemille Charlton along with Michael Baker International representatives who reviewed a few of the projects upcoming or currently underway at the airport. Currently they are working on Runway 10-28 Obstruction Removal Project. Trees need to be trimmed and/or removed to comply with FAA standards. The project covers approximately 21 acres of land.

Marguerite Wolffsohn spoke on the clearing of the area.

The other project is the fencing project. The fence also will be being brought up to the terminal area. They discussed parallel taxi A. There are many safety concerns in this area. The also spoke about the construction of a new fuel farm and the launch of the paid parking lot at the airport.

### **E. *Accessory Apartment Law***

Tom Ruhle states that the Town Board had a public hearing at which the comment period was extended. He has reviewed the comments and is here to speak to the board and/or answer any questions they may have. Larry Cantwell states that we currently have an accessory apartment provision in the code. We currently have 17 approved and one application pending.

Town Board members had a discussion on the minimum property size for detached structures. Two topics of discussion are the lot size and the fact that the apartment would be able to be used by the homeowner and the large section of the home rented out. Owner occupancy was also a topic of discussion. Abandonment of use was discussed. Tom Ruhle went over the lots available in each of the hamlets. A lengthily discussed ensued.

## **IV. *Liaison Reports***

Peter spoke about the Montauk Charrettes meetings. He spoke about management plans for different properties that are still ongoing.

Fred Overton spoke about the possible re-routing of the Paumanok Path.

## V. Resolutions

### A. COUNCILMAN VAN SCOYOC

#### 1. Resolution 2016-1157

**Category:** Approvals  
**Sponsors:** Councilman Peter Van Scoyoc  
**Department:** Town Board

#### Accept Donation of Bench - Gift from the Family of Charlie and Barbara Lester DiSunno

WHEREAS, The DiSunno family would like to donate a bench in memory of Charlie and Barbara Lester DiSunno, to be placed in front of the library in the hamlet of Amagansett; now, therefore be it

RESOLVED, the Town Board hereby gratefully accepts the donation by the DiSunno family to the Town of East Hampton; and, be it further

RESOLVED, the Town Clerk is hereby requested to forward a copy of this resolution to Tony Littman, Supervisor of Parks/Building Maintenance.

✓ Vote Record - Resolution RES-2016-1157						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Withdrawn						
	Kathee Burke-Gonzalez	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peter Van Scoyoc	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sylvia Overby	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fred Overton	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larry Cantwell	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 2. Resolution 2016-1158

**Category:** Approvals  
**Sponsors:** Councilman Peter Van Scoyoc  
**Department:** Town Board

#### Accept Donation of Memorial Bench - Gift from Florence Lewis

WHEREAS, Florence Lewis would like to donate a park bench as a gift to the Town of East Hampton in memory of her husband Richard Lewis, to be placed in the hamlet of Amagansett; now, therefore be it

RESOLVED, the Town Board hereby gratefully accepts the donation by Florence Lewis to the Town of East Hampton; and, be it further

RESOLVED, the Town Clerk is hereby requested to forward a copy of this resolution to Tony Littman, Supervisor of Parks/Building Maintenance.

✓ Vote Record - Resolution RES-2016-1158						
			Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Withdrawn						
	Kathee Burke-Gonzalez	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Peter Van Scoyoc	Mover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sylvia Overby	Voter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fred Overton	Seconder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Larry Cantwell	Voter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## VI. Executive Session, CPF, Litigation

Motion made by Councilman VanScoyoc, seconded by Councilman Overton, to go into executive session at 2:00 PM.